

THROUGH COURIER/E-MAIL

Ref. No.: 26559/HHLRAJ00317454
2026

April 30,

To,

1. **BHAVESHBHAI R. BADRAKIA
C/O SMIT AUTO SERVICES
8, VIJAY PLOT GONDAL ROAD
BEHIND SURYAKANT
RAJKOT -360002
GUJARAT**

ALSO AT:-

**BHAVESHBHAI R. BADRAKIA
FLAT NO. 102, WING- A
BALAJI RESIDENCY
NEAR SUNDARAM SCHOOL
BEHIND PARIN FURNITURE
GONDAL HIGHWAY
RAJKOT-360003
GUJARAT**

- 2 **BADRAKIYA HARSHABEN BHAVESHBHAI
FLAT NO. 102, WING A
BALAJI RESIDENCY
NEAR SUNDARAM SCHOOL
BEHIND PARIN FURNITURE
GONDAL HIGHWAY
RAJKOT-360003
GUJARAT**

EMAIL ID: - bhavesh1967@gmail.com

**SUB.: SALE NOTICE UNDER RULE 8(6) READ WITH RULE 9(1) AND PROVISIO
THERETO OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002
IN RELATION TO THE PROPERTY BEING FLAT NO. 102, WING-A,
BALAJI RESIDENCY, NEAR SUNDARAM SCHOOL, BEHIND PARIN
FURNITURE, GONDAL HIGHWAY, RAJKOT-360003, GUJARAT
("Mortgaged Property more particularly described in Schedule 'A'
attached herewith").**

Re.: Loan Account No. HHLRAJ00317454 with Sammaan Capital Limited



INDIA SME ASSET RECONSTRUCTION COMPANY LIMITED
(Subsidiary of Authum Investment & Infrastructure Limited)
(CIN : U67190MH2008PLC181062)

M02665

(formerly known as Indiabulls Housing Finance Ltd.)

Dear Ma'am/ Sir,

The Authorised Officer of **India SME Asset Reconstruction Company Limited** ("ISARCL") acting as a **Trustee of ISARC-2025-2026-5 Trust** vide Assignment Agreement dated **26.12.2025** hereby informs you that the proceedings under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 have already been initiated in relation to the Mortgaged Property (more particularly described in '**Schedule A**' attached herewith), the **physical possession** of which has been taken by the Authorised Officer of the Secured Creditor.

The Authorised Officer of the Secured Creditor hereby serves on you this Notice of Sale regarding the Mortgaged Property being sold by way of Private Treaty on **20.05.2026** from **12:30 p.m. to 5:30 p.m.** at our branch office at **Office No 105, 1st Floor, Solitaire Building, Near Jade Blue, 150 Feet Ring Road, Rajkot-360005 (Gujarat)** strictly on "as is where is", "as is what is" and "whatever there is" basis, for recovery of **Rs.19,47,881/- (Rupees Nineteen Lakh Forty Seven Thousand Eight Hundred Eighty One only)** pending towards the captioned Loan Account, by way of outstanding principal, arrears (including accrued late charges) and interest till **07.04.2026** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **08.04.2026** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs.7,65,000/- (Rupees Seven Lakh Sixty Five Thousand only)**.

In view of the aforesaid, the Authorised Officer of the Secured Creditor is issuing this Notice of Sale in conformity with Rule 8(6) read with Rule 9(1) and Proviso Thereto of the Security Interest (Enforcement) Rules, 2002.

Yours truly,


AUTHORISED OFFICER

INDIA SME ASSET RECONSTRUCTION COMPANY LIMITED

Trustee of ISARC-2025-2026-5 Trust



SCHEDULE A**(Description of the Immovable Property)****SCHEDULE -A**

PROPERTY SITUATED IN REGISTRATION DISTRICT RAJKOT, SUB DISTRICT RAJKOT, GAM VAVDI NON-GRICULTURAL LAND OF REVENUE SURVEY NO. 16, WITH PERMISSION TO CONSTRUCT BUILDING OVER THAT LAND FOR PLOTS PAIKI LAND OF PLOT NO. 11, ADMEASURING 543.46 SQ. MTS. AND LAND OF PLOT NO. 12, ADMEASURING 522.56 SQ. MTS., TOTTALLING TO 1066.02 SQ. MTS. FLATS FOR RESIDENCE FROM GROUND FLOOR TO FOURTH FLOOR, CONSTRUCTED ON THAT LAND HAVING TOTAL THREE WINGS I.E. WING-A, WING-B AND WING -C THAT THREE BUILDINGS WHICH IS KNOWN AS "BALAJI RESIDENCY". MEASUREMENT AND BOUNDARIES OF THAT BUILDING ARE AS UNDER.

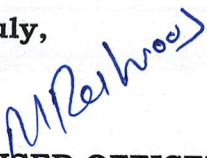
NORTH: PLOT NO. 13 AND 14 IN THAT DIRECTION ADMEASURING 38.10 MTS.
SOUTH: PLOT NO. 9 AND 10 IN THAT DIRECTION ADMEASURING 39.62 MTS.
EAST : 9.00 MTS. ROAD IN THAT DIRECTION ADMEASURING 27.47 MTS.
WEST: 7.50 MTS. ROAD IN THAT DIRECTION ADMEASURING 27.43 MTS.

SCHEDULE -B

IN THE ABOVE MENTIONED SCHEME KNOWN AS "BALAJI RESIDENCY" PROPERTY SOLD IN MULTI-STOREYED BUILDING IN "WING -A", FLAT NO. 102, ON FIRST FLOOR, HAVING BUILT UP AREA 34.25 SQ. MTS. WHICH IS BOUNDED AS UNDER:

NORTH : FLAT NO. 101.
SOUTH : AFTER OPEN SPACE FLAT NO. 9 AND 10.
EAST : AFTER OPEN SPACE 9.00 MTS. ROAD
WEST : COMMON PASSAGE, STAIRS AND FLAT NO. 103..

Yours truly,



AUTHORISED OFFICER

INDIA SME ASSET RECONSTRUCTION COMPANY LIMITED



Trustee of ISARC-2025-2026-5 Trust